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175 Middle Rd
Portsmouth, NH
Wetland Conditional Use Application

Docusign Envelope ID: 73183AF6-3783-8E43-823B-054F42F26385

To whom it may concern:

We Natalie and John Murphy, are the Owners of record for the property located at 175 Middle Rd in Portsmouth, NH, and have authorized Cedar & Salt Homes LLC (Project Managers: Meaghan Clark and Austin Hall) to act on our behalf for all matters related to the variance application with the Portsmouth Planning Department for the Project outlined in the land use application submitted on October 21st, 2026.

Project Manager Signature: Signed by: Austin Hall E2F115C06047421... Date: 10/18/2026

Owner Signature: Signed by: John Murphy 69E338D25A3B408... Date: 10/18/2026

Owner Signature: Signed by: Natalie Murphy F0F3709F302C43F... Date: 10/18/2026

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City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Austin Hall Date Submitted: 10/28/26

Application # (in City's online permitting): LU-26-136

Site Address: 175 Middle Rd Map: 0168 Lot: 0016

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
✓	Complete application form submitted via the City's web-based permitting program	
✓	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✓	Basic property and wetland resource information. **(10.1017.21)**	Pg. 1-7
☐	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	N/A
✓	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	Pg. 8
☐	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	request for waiver

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
☐	Wetland buffer enhancement plan. **(10.1017.25)**	request for waiver
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	N/A
☐	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	N/A
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
☐	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	N/A
☐	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	N/A
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	N/A
☑	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	Pg. 3
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
☑	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	Pg. 10
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____ **Date:** 10/28/26

MAP GEO WITH WETLANDS THEME

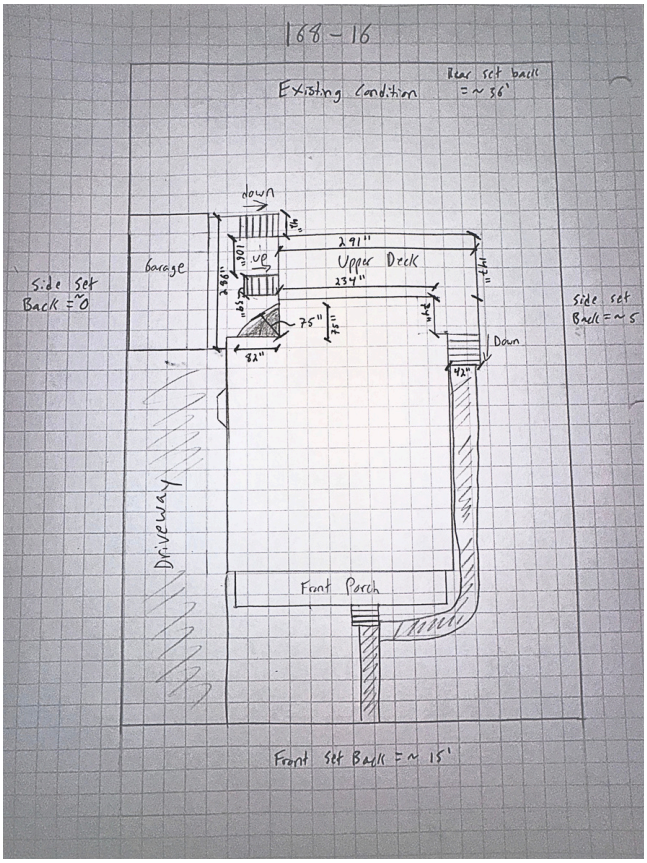


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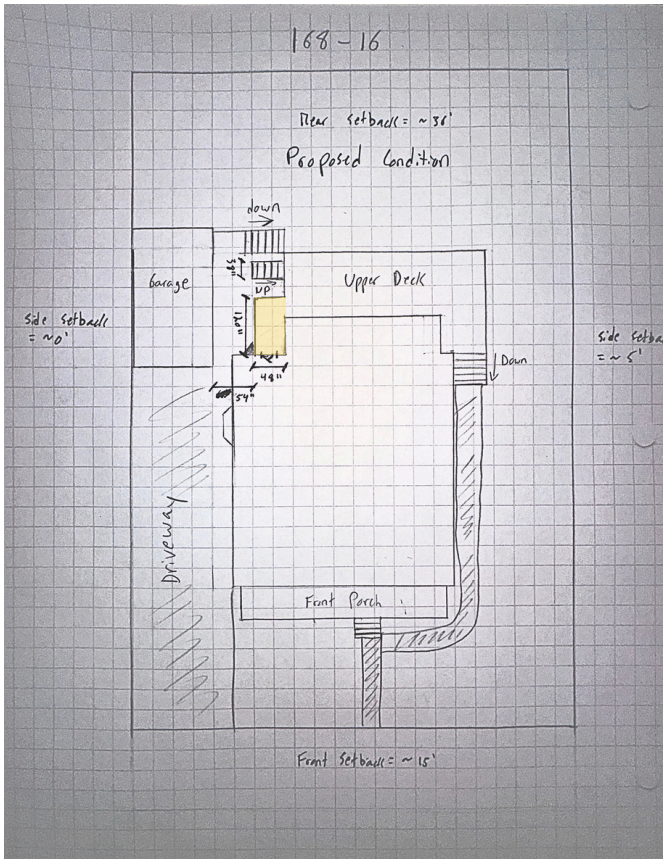
175 MIDDLE RD
PORTSMOUTH, NH 03801

603-305-8684, 603-560-0384
info@cedaransalthomes.com
www.cedarandsalthomes.com

EXISTING CONDITION SITE PLAN



PROPOSED CONDITION SITE PLAN

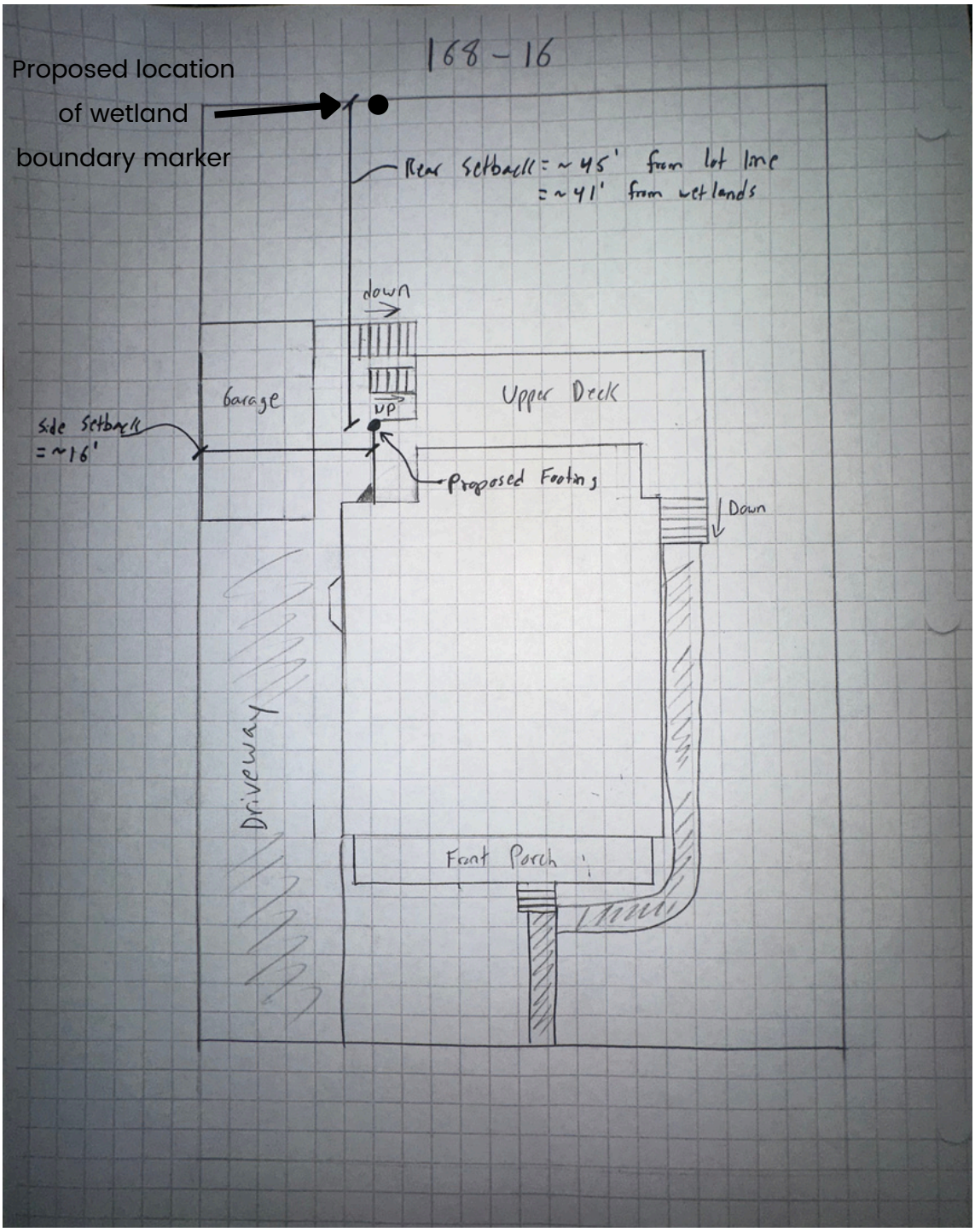


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PROPOSED FOOTING LOCATION



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FRONT ELEVATION FROM STREET



DECK ENTRY FROM DRIVEWAY



EXISTING STAIR SET/PROPOSED LOCATION



LOWER AND UPPER DECK SECTION



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LOWER AND UPPER DECK SECTION



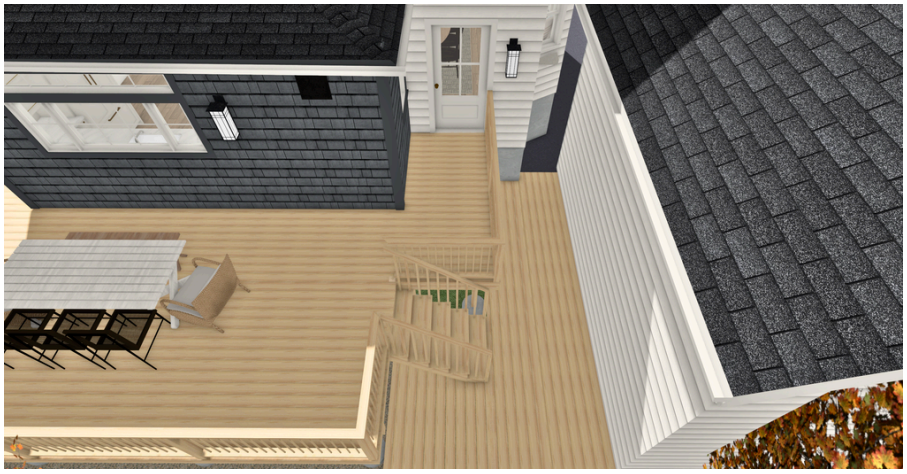
REAR ELEVATION



EXISTING DECK



PROPOSED DECK ADJUSTMENT



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PROPOSED SCOPE OF WORK

- Frame 4'x10' deck landing over existing lower deck section/dirt
  - Assumes installation of pressure treated deck boards installed with 1/4" gaps to allow for rain water to pass through
- Shift existing stair set over ~3' to accomodate landing entry to existing deck
- Hand excavate and install (1) 12" diameter x 48" deep concrete footing to support proposed deck post

Impact To Criteria Listed In Section 10.1017.50

- (1) “The land is reasonably suited to the use, activity or alteration.”
  - The property already has an existing deck. This proposed alteration is in kind with the existing conditions of the property
  - The only new permenant impact is 0.79 sqft for the footing
- (2) “There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration”
  - The entire lot is located within the 100' wetland buffer, as a result there is no alternative location to place the footing outside of the wetland buffer
- (3) “There will be no adverse impact on the wetland functional values of the site or surrounding properties.”
  - The proposed alteration will have neglible if any impact on the wetland functional values as we are only adding a 12" diamater footing ~41' from the closest edge of the wetland
- (4) “Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and”
  - We will not be directly altering any part of the vegetative state or managed woodland in the wetland, and will only be disturbing the amount of earth necessary to install the sonotube
- (5) “The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section”
  - A concrete footing is the best alternative to supporting the proposed deck post on this lot and in this specific location. The total square footage of impermeable surfaces is less than 1 sqft and should have neglible impact on the health of the wetland.
- (6) “Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible”
  - The proposed work is located outside of the vegetated buffer strip and therefore is not applicable

Impact To Criteria Listed In Section 10.1017.50

- Wetland enhancement plan
  - Due to the negligible impact on the health of the wetland, we do not have a proposed wetland enhacement plan, however if deemed necessary we are happy to accommodate a reasonable request to offset any potential impact to the neighboring wetlands

Letter to Chair Collins

Dear Chair Collins,

The objective of the proposed footing is to safely support a landing that will be used daily by our clients to safely enter and exit their home. Additionally, this landing will create a direct path between the interior and exterior living spaces, avoiding passage through the kitchen where more hazards will be present, escpecially for chidren. Though we are creating an impervious surface less than 1 sqft, we are willing to make up for that if needed through an enhancement plan that the conservation commission deems reasonable and equitable to the proposed disturbance.

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